

# Elk, WA - Warehouse/Office, Land & Buildings

40212 N Newport Hwy, Elk, WA 99009



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## BROKER OF RECORD

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# TABLE OF CONTENTS

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<b>SECTION 1</b>	
<b>Executive Summary</b>	5

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<b>SECTION 2</b>	
<b>Market Overview</b>	10

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SECTION 1

# Executive Summary

INVESTMENT HIGHLIGHTS

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RETAILER MAP

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REGIONAL MAP

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# ELK, WA - WAREHOUSE/OFFICE, LAND & BUILDINGS

40212 N Newport Hwy, Elk, WA 99009

Asking Price: \$975,000

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## INVESTMENT OVERVIEW

Primary Building - 7,898 SF with 1,200 SF (mezzanine office area) total 9,098 SF -- open and private offices, warehouse space, sales/showrooms area, 13'6" Dock High Door, 10' Bay Door, tons of storage/racks, access for shipping/receiving, heating and insulation, overall building is in good condition.

## INVESTMENT HIGHLIGHTS

Excellent visibility and access on primary commercial corridor of Newport Hwy with over 12,000 ADT

Great location between Spokane, WA and Sandpoint, ID

Room to expand business or develop and improve the property and add value to investment

PROPERTY MAP // 40212 N. Newport Hwy



Google Earth

# Elk, WA - Warehouse/Office, Land & Buildings // RETAILER MAP





REGIONAL MAP // Elk, WA - Warehouse/Office, Land & Buildings





SECTION 2

# Market Overview

DEMOGRAPHICS

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## Elk, WA - Warehouse/Office, Land & Buildings // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	749	3,424	6,764
<b>2022 Estimate</b>			
Total Population	688	3,183	6,299
<b>2010 Census</b>			
Total Population	552	2,642	5,272
<b>2000 Census</b>			
Total Population	459	2,212	4,405
<b>Daytime Population</b>			
2022 Estimate	293	1,677	3,217
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	307	1,356	2,620
<b>2022 Estimate</b>			
Total Households	280	1,254	2,424
Average (Mean) Household Size	2.7	2.7	2.6
<b>2010 Census</b>			
Total Households	225	1,038	2,015
<b>2000 Census</b>			
Total Households	174	812	1,574

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$200,000 or More	3.9%	4.7%	4.8%
\$150,000-\$199,999	8.8%	7.3%	6.7%
\$100,000-\$149,999	11.6%	14.6%	14.9%
\$75,000-\$99,999	14.4%	13.3%	13.4%
\$50,000-\$74,999	22.0%	20.8%	20.1%
\$35,000-\$49,999	13.6%	14.3%	14.8%
\$25,000-\$34,999	7.8%	8.2%	8.4%
\$15,000-\$24,999	7.9%	8.0%	8.1%
Under \$15,000	9.9%	8.9%	8.7%
Average Household Income	\$79,824	\$83,969	\$84,821
Median Household Income	\$61,621	\$62,427	\$62,092
Per Capita Income	\$32,644	\$33,181	\$32,737
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Estimate Total Population	688	3,183	6,299
Under 20	21.3%	21.5%	21.6%
20 to 34 Years	14.8%	14.5%	14.4%
35 to 39 Years	5.5%	5.5%	5.6%
40 to 49 Years	12.1%	11.9%	11.7%
50 to 64 Years	25.7%	25.5%	25.5%
Age 65+	20.6%	21.0%	21.1%
Median Age	47.2	47.3	47.3
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	514	2,365	4,668
Elementary (0-8)	1.3%	1.4%	1.3%
Some High School (9-11)	8.8%	8.5%	8.2%
High School Graduate (12)	32.9%	32.6%	32.8%
Some College (13-15)	28.1%	27.2%	25.9%
Associate Degree Only	15.9%	15.0%	14.4%
Bachelor's Degree Only	9.2%	10.8%	12.3%
Graduate Degree	3.8%	4.6%	5.2%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	36.0	37.0	38.0

## DEMOGRAPHICS // Elk, WA - Warehouse/Office, Land & Buildings



### POPULATION

In 2022, the population in your selected geography is 6,299. The population has changed by 43.0 percent since 2000. It is estimated that the population in your area will be 6,764 five years from now, which represents a change of 7.4 percent from the current year. The current population is 51.3 percent male and 48.7 percent female. The median age of the population in your area is 47.3, compared with the U.S. average, which is 38.6. The population density in your area is 80 people per square mile.



### HOUSEHOLDS

There are currently 2,424 households in your selected geography. The number of households has changed by 54.0 percent since 2000. It is estimated that the number of households in your area will be 2,620 five years from now, which represents a change of 8.1 percent from the current year. The average household size in your area is 2.6 people.



### INCOME

In 2022, the median household income for your selected geography is \$62,092, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 60.2 percent since 2000. It is estimated that the median household income in your area will be \$68,853 five years from now, which represents a change of 10.9 percent from the current year.

The current year per capita income in your area is \$32,737, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$84,821, compared with the U.S. average, which is \$96,357.



### EMPLOYMENT

In 2022, 3,026 people in your selected area were employed. The 2000 Census revealed that 49.1 percent of employees are in white-collar occupations in this geography, and 50.9 percent are in blue-collar occupations. In 2022, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 41.5 minutes.



### HOUSING

The median housing value in your area was \$340,898 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 1,347 owner-occupied housing units and 227 renter-occupied housing units in your area. The median rent at the time was \$413.



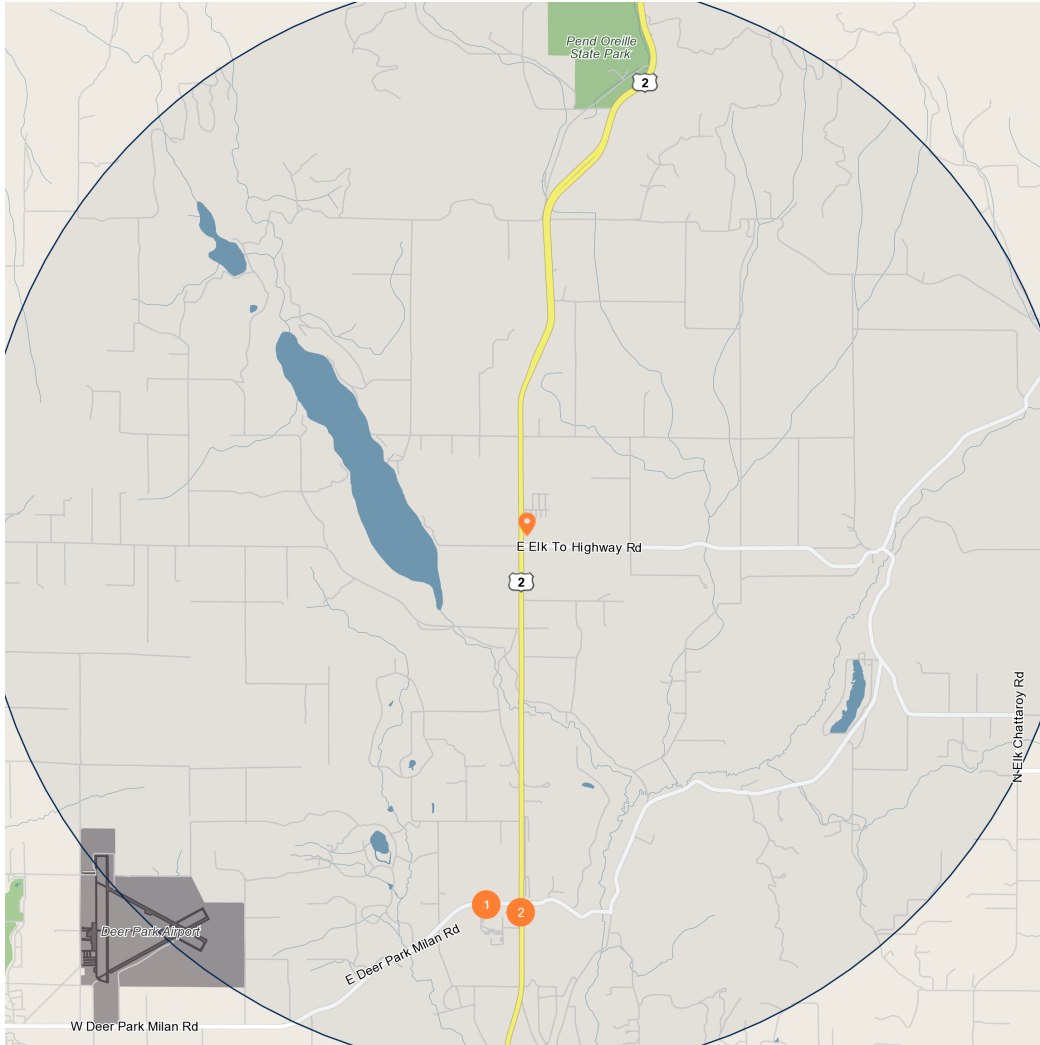
### EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 5.2 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 12.3 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 14.4 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 32.8 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 25.9 percent in the selected area compared with the 20.4 percent in the U.S.

# Elk, WA - Warehouse/Office, Land & Buildings // DEMOGRAPHICS



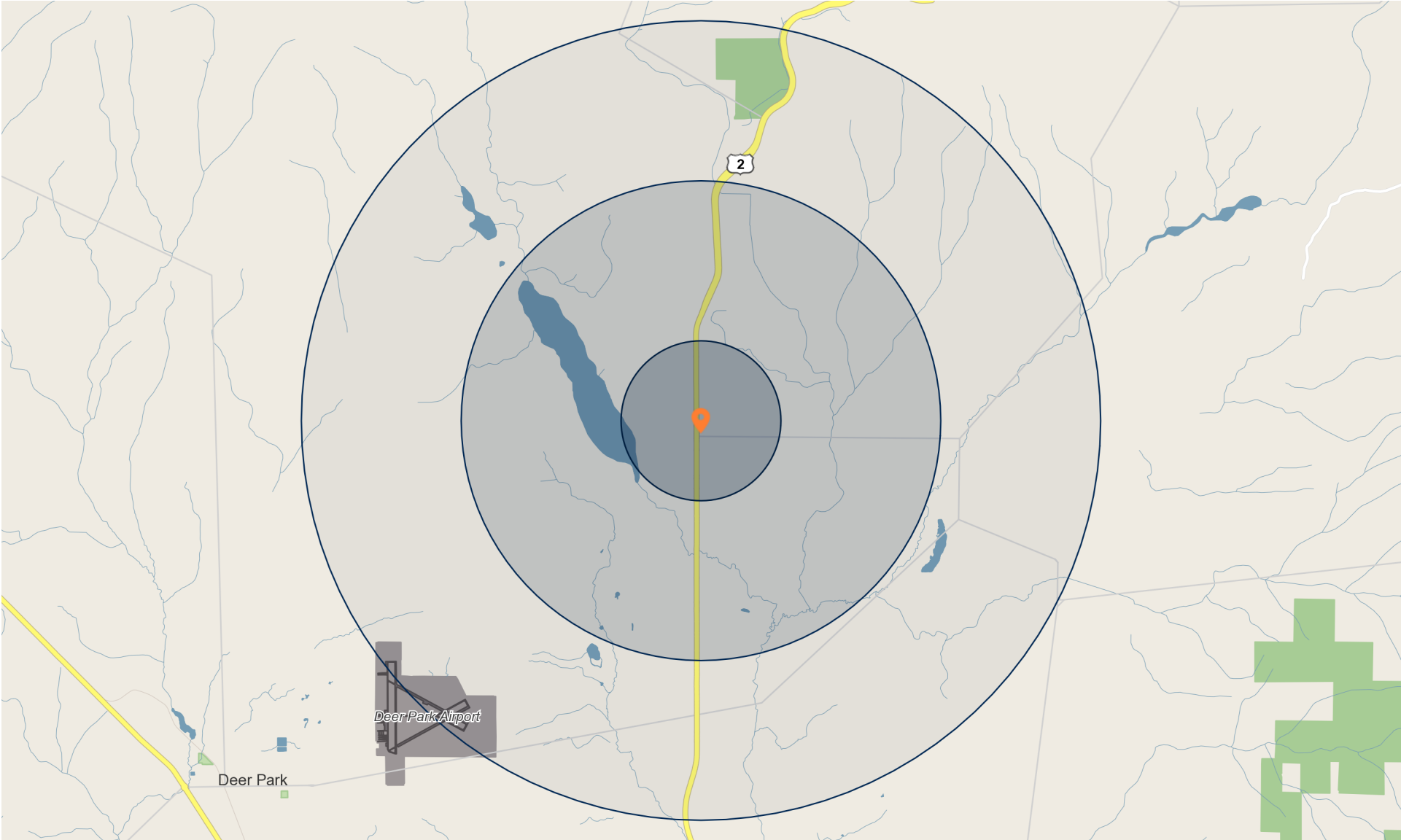
## Major Employers

- 1 First Student Inc
- 2 Riverside School District
- 3 Riverside School District-Riverside Elementary School

## Employees

- 76  
70  
55

DEMOGRAPHICS // Elk, WA - Warehouse/Office, Land & Buildings





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